

BILL NO. Z-74-09-07

ZONING MAP ORDINANCE NO. Z-Loach

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. B7

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT
WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated
a B1B district under the terms of Chapter 36, Municipal Code of the City of Fort
Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amend-
ments thereof; and the symbols of the City of Fort Wayne Zoning Map No. B7,
referred to therein, established by Section 9, Article III of said Chapter as
amended, are hereby changed accordingly, to-wit:

N. 50 feet of Lot # 14 Romy's Add. - Hannas
Park - Key No. 91-3793-0014

SECTION 2. This Ordinance shall be in full force and effect from and
after its passage, approval by the Mayor and legal publication thereof.


Councilman

APPROVED AS TO FORM
AND LEGALITY


CITY ATTORNEY

Read the first time in full and on motion by Mushaw, seconded by Hinga, and duly adopted, read the second time by title and referred to the Committee on Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 197_____, at _____ o'clock P.M., E.S.T.

Date: 9-10-74

Charles W. Westerman
CITY CLERK

Read the third time in full and on motion by Mushaw, seconded by Hinga, and duly adopted, placed on its passage. Passed (LOST) by the following vote:

	AYES _____	NAYS <u>9</u>	ABSTAINED _____	ABSENT _____	to-wit:
BURNS	_____	<u>✓</u>	_____	_____	
HINGA	_____	<u>✓</u>	_____	_____	
KRAUS	_____	<u>✓</u>	_____	_____	
MOSES	_____	<u>✓</u>	_____	_____	
MUCKOLS	_____	<u>✓</u>	_____	_____	
SCHMIDT, D.	_____	<u>✓</u>	_____	_____	
SCHMIDT, V.	_____	<u>✓</u>	_____	_____	
STIER	_____	<u>✓</u>	_____	_____	
TALARICO	_____	<u>✓</u>	_____	_____	

DATE: 12-10-74

Charles W. Westerman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. _____ on the _____ day of _____, 197____.

ATTEST: (SEAL)

Charles W. Westerman
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 197_____, at the hour of _____ o'clock _____ M., E.S.T.

CITY CLERK

Approved and signed by me this _____ day of _____, 197_____, at the hour of _____ o'clock _____ M., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on September 10, 1974, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill NO. Z-74-09-07; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on November 18, 1974;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held November 25, 1974.

Certified and signed this
26th day of November, 1974.



Thomas J. Offerle
Secretary

Bill No. Z-74-09-07

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. B7

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance As That PASS.

John Nuckols - Chairman

Vivian G. Schmidt - Vice-Chairman

William T. Hinga

Paul M. Burns

Donald J. Schmidt

DATE 12-10-74 CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

RECEIPT

No 291

GENERAL FUND

FT. WAYNE, IND.

Aug 8 19 74

RECEIVED FROM

J. Guar m Mahnke

\$ 50.00

THE SUM OF

fifty dollars

100 DOLLARS

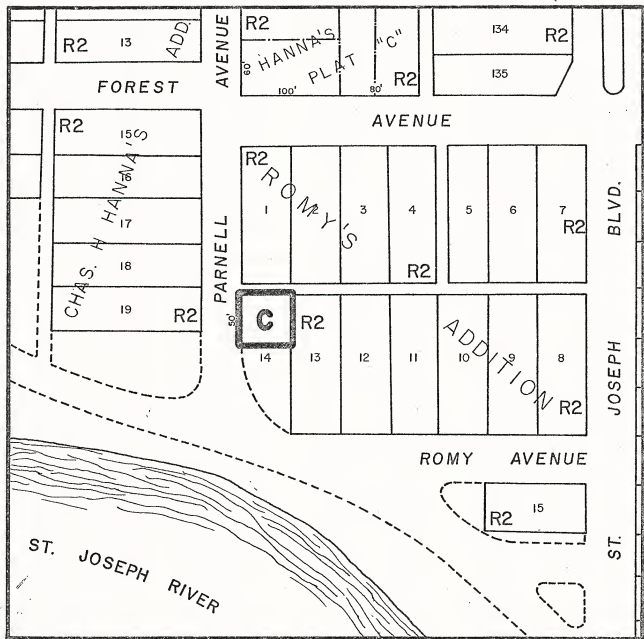
ON ACCOUNT OF

reasoning N. 50

St #14 Romy's Sub

Bucky Escabedo

AUTHORIZED SIGNATURE



C CHANGE FROM R2 TO B1B

2-74-09-07



PETITION FOR ZONING ORDINANCE AMENDMENT

Receipt No. _____

TO: COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA

Date Filed _____

Intended Use _____

I/We X Ivar M. Mahnke

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an R2 district to a/an F1B district the property described as follows:

N. 50 feet of Lot # 14 Romy's-Sub. - Hannas Park

Key No. 91-3793-0014

(Legal Description)

Solo Corp 4-14-69

723/557

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

Solo. Corp.

(Name)

(Address)

(Signature)

Legal Description Checked By: _____

(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Ivar M. Mahnke

(Name)

2016 Parnell Ave. 46805

(Address)

748-7356

(Telephone Number)

CITY PLAN COMMISSION, CITY-COUNTY BUILDING, Room # 880, ONE MAIN STREET, FORT WAYNE, INDIANA, 46802 Telephone Number: 423-7571

Fort Wayne, Indiana
November 12, 1974

City Plan Commission
City-County Building
East Main Street
Fort Wayne - Indiana

RE: Bill No. Z-74-09-07
Hearing Nov.18, 1974.

Gentlemen:

In regard to the request for change of zoning from R 2 to limited business of the property at 2016 Parnell Avenue, I urge your board to deny that request.

If granted, that would be classified as spot zoning in a residential area.

It might open that property for later use by a very detrimental type of business for a residential area.

It would greatly increase the traffic hazard for pedestrians and vehicles.

The range of vision for traffic could be further obscured.

I urge you in your good judgment to decline that request.

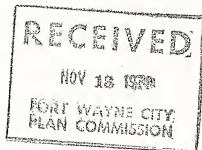
Very truly,



Theodore K. Ulmer

702 Forest Ave.

Fort Wayne - Indiana 46805



City Plan Commission :-

concerning the
proposed amendment to change the real
estate located at 2016 Parnell from a 2
family residence to a "B1B" district to a
limited Business. Here is my opinion on it.
Mr Mahnke lives nearly directly across
the St from me & I have no objection to
the rezoning! I cannot see where it can
lower the value of my property.

They are a very nice family just
trying to make an honest living

The protest comes mainly from Chet
& Jan McCreery as spite work

you say this is a 2 family Residence?

The owner at 2035 Parnell made his house
into 3 apts all rented, nothing was done about
that. Why did they give him a permit to do that
or did they?

So lets rezone it.

Alta E. Baker
2023 Parnell.

your letter to me is on other side.

WE THE UNDERSIGNED HEREBY PETITION THE FORT WAYNE CITY PLANNING COMMISSION TO REJECT THE PROPOSED AMENDMENT TO THE ZONING ORDINANCE TO CHANGE FROM R-2 TO B1B, THE PROPERTY DESCRIBED AS THE NORTH 50 FT. ROMYS ADDITION, KNOWN NAMELY AS 2016 PARNELL AVENUE. WE FEEL THAT THIS WOULD BE A TRAFFIC HAZZARD DUE TO TRUCK PARKING AND ALSO CAUSE OUR PROPERTY VALUE TO DECREASE.

all 11
2-11-07-07

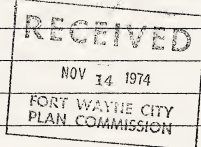


NAME

ADDRESS

1. CH W. Waltham
2. Virginia M. Waltham
3. John Waltham
4. Robert D. Fenn
5. William B. Fenn
6. Terethus L. Fenn
7. Elmer E. Fenn
8. W. S. Fenn
9. John W. Fenn
10. Charles E. Fenn
11. Joseph E. Fenn
12. John E. Fenn
13. John E. Fenn
14. John E. Fenn
15. John E. Fenn
16. John E. Fenn
17. John E. Fenn
18. John E. Fenn
19. John E. Fenn
20. John E. Fenn
21. John E. Fenn
22. John E. Fenn
23. John E. Fenn
24. John E. Fenn
25. John E. Fenn
26. John E. Fenn
27. John E. Fenn

- 2017 St Joe Blvd.
- 2019 St. Joe Blvd.
- 2017 St Joe Blvd.
- 2019 1/2 St Joe Blvd.
- 2017 1/2 St. Joe Blvd.
- 2007 St. Joe Blvd.
- 2007 St Joe Blvd.
- 2005 St Joe Blvd.
- 2111 St Joe Blvd.
- 2111 St Joe Blvd.
- 2005 St Joe Blvd.
- 3105 St Joe Blvd.
- 617 Forest Ave.
- 617 Forest Ave.
- 619 Forest Ave.
- 2116 Parnell
- 2008 Parnell
- 2035 Parnell (owners)
- " " "
- 2035 Parnell



WE THE UNDERSIGNED HEREBY PETITION THE FORT WAYNE CITY PLANNING COMMISSION TO REJECT THE PROPOSED AMENDMENT TO THE ZONING ORDINANCE TO CHANGE FROM R-2 TO B1B, THE PROPERTY DESCRIBED AS THE NORTH 50 FT. ROMYS ADDITION, KNOWN NAMELY AS 2016 PARNELL AVENUE. WE FEEL THAT THIS WOULD BE A TRAFFIC HAZZARD DUE TO TRUCK PARKING AND ALSO CAUSE OUR PROPERTY VALUE TO DECREASE.

NAME

Bill # 2-74-09-01

ADDRESS

28.	<u>Marcille McFude</u>	<u>709 Romy Ave.</u>
29.	<u>Mrs Charles Cour</u>	<u>755 Romy ave</u>
30.	<u>Mrs Paul Brockmeyer</u>	<u>736 Romy</u>
31.	<u>Charles Hm Henry</u>	<u>707 Romy Ave</u>
32.	<u>Frank (Dennis) (Furnia)</u>	<u>717 Romy Ave.</u>
33.	<u>Mrs Amelia G. Lewis</u>	<u>717 Romy Ave</u>
34.	<u>Paul Brockmeyer</u>	<u>736 Romy</u>
35.	<u>Charles G. Gads</u>	<u>725 Romy Ave.</u>
36.	<u>Cheryl Cour</u>	<u>725 Romy Ave.</u>
37.	<u>Harriet L. Haley</u>	<u>723- Romy ave.</u>
38.	<u>Paul R. Cleverger</u>	<u>723- Romy Ave.</u>
39.	<u>Lois Lee LaPoint</u>	<u>723 1/2 Romy Ave</u>
40.	<u>William Schmit</u>	<u>723 1/2 Romy Ave</u>
41.	<u>Mrs George Conrad</u>	<u>1919 St Joe Blvd.</u>
42.	<u>George Conrad</u>	<u>1919 St Joe Blvd</u>
43.	<u>Mrs. Philip E Davidson</u>	<u>1922 St Joe Blvd.</u>
44.	<u>Marion R. Remyer</u>	<u>1825 St Joe Blvd</u>
45.	<u>Ralph E. Remyer</u>	<u>1825 St Joe Blvd.</u>
46.	<u>Charles L. Salinbaugh</u>	<u>1914 St Joe Blvd.</u>
47.	<u>Glenn V. Vaulk</u>	<u>1924 St Joe Blvd</u>
48.	<u>Jan McHenry</u>	<u>707 Romy</u>
49.		
50.		
51.		
52.		
53.		
54.		

BILL# Z-74-07-07

ADDRESS

722 Forest
741 Forest Ave.
741 Forest
715 Forest Ave.
715 Forest Ave.
714 Forest Ave.
702 Forest Ave.

Bill # Z-74-09-07

ADDRESS

2108 incl

2104

2104 Parnell Ave.

2104 Parnell Ave.

2105 Samuel Ave.

210.5 Russell Ave.

215 Russell Ave

2115 W. 18 Ave.

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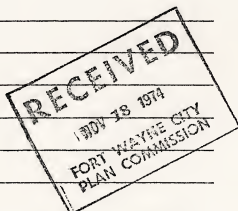
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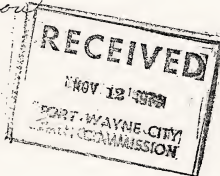


2-74-09-74 Nov. 11-1974

City Plan Commission

64. Floor

City County Bldg.
One Main Street
Port Wayne, La.



Guttenow:

Re:

Regarding to a B1B District
Lot # 14 - Range Addr.
No 50 feet

We feel the proposed amend-
ment would be a bad
move for the neighborhood.
and would add to the already
serious traffic problem on
Parrell Ave... Owners approach-
ing Parrell heading west al-
ready have a serious problem
turning left, crossing, or turning
right on Parrell because of
parking on the east side of Parrell
South of Forest.

In addition, if the
proposed amendment was
passed this would open
the area to other possible
limited business which
we feel the narrow streets
and heavy traffic can
not handle.

Respectfully

Mr + Mrs. Paul Gillespie
715 Forest Ave
Fort Wayne, Ind

Number assigned by Dave Keller's Office: # 3488

TITLE OF ORDINANCE Zoning Map Amendment Ordinance 3-74-09-07DEPARTMENT REQUESTING ORDINANCE City Plan CommissionSYNOPSIS OF ORDINANCE Preparation of a zoning map amendment ordinancepetition initiated by property owners to rezone property located as follows:The North 50' of Lot # 14 Romy's Addition, generally located on the eastside of Parnell Avenue, approximately 100 feet north of the intersection ofRomy Avenue and Parnell Ave.,From "R2" to "B1B"EFFECT OF PASSAGE Property is presently zoned "R2" - Two family residential.Petitioners are requesting a "B1B" - Limited business.EFFECT OF NON-PASSAGE Property would remain Two family residential.MONEY INVOLVED (Direct Costs, Expenditures, Savings) none

ASSIGNED TO COMMITTEE (J.N.)

Regulation